

Loudoun County, Virginia
Department of Building and Development
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Effective March 1, 2011

LAND DEVELOPMENT APPLICATION FEE SCHEDULE

APPLICATION TYPE	FEE SCHEDULE	NOTES
Appeal (APPL)	\$350.00	
As-Built Submissions For occupancy For bond release*	\$300.00 (submit to Land Development Counter on the 2 nd floor) \$300.00 (submit to Bonds Management on the 2 nd floor)	*Please see Performance Bond section for other bond release fees.
Boundary Line Adjustment (BLAD)	\$1,750 (Includes two reviews) Additional reviews \$275.00	
Certificate of Appropriateness (CAPP)	\$60.00	
Certificate of Appropriateness Amendment (CAAM)	\$60.00	
Commission Permit (CMPT)	\$6,990.00	
Comprehensive Plan Amendment (CPAM)	\$1,600.00 for the first 200 acres + \$7.50 per acre for each acre over 200	Calculated to the nearest one-hundredth Acre (e.g., 100.15).
Construction Plans and Profiles (CPAP), Residential and/or Roads 1 st submission: 2 nd submission: Additional submissions: Construction Plans and Profiles (CPAP), Industrial or Office Park 1 st submission: 2 nd submission: Additional submissions:	\$7,085.00 + .00075 x Public Improvements Cost Fee included above \$2,535.00 \$2,575.00 + .00075 x Public Improvements Cost Fee included above \$850.00 (flat fee)	Public Improvements Cost means the Grand Total of the Bond estimate.
Dedication of right-of-way (DEDI)	\$2,445.00 (Includes 2 reviews) Additional reviews \$520.00	
Easements (ESMT)	\$1,880.00 (Includes 2 reviews) Additional reviews \$365.00	

APPLICATION TYPE	FEE SCHEDULE	NOTES
Family Subdivision (SBFM)	\$2,860.00+ \$180.00 per each new lot created (Includes 2 reviews) Additional reviews \$465.00	
Final Development Plan (FIDP)	\$12,010.00	
Abbreviated Floodplain Alteration (Type I) (FPAL)	\$500.00	Normally a driveway crossing the floodplain. Floodplain Alterations must be filed and Processed separately from Floodplain Studies.
Floodplain Alteration (Type II) (FPAL)	\$2,150.00+ \$100.00 per cross-section over 8	Floodplain Alterations must be filed and processed separately from Floodplain Studies.
Floodplain Study (FPST) 0-8 cross sections:	\$3,625.00 + \$100.00 per cross section for each cross section over 8	Floodplain Studies must be filed and processed separately from Floodplain Alterations.
FSM Waiver Requests (WAIV)	\$1,190.00	Also for Landscape and Buffer Waiver requests.
Grading Bond Fees Reduction Re-inspection Release	\$285.00 \$200.00 10% of original bond-not to exceed \$500 (includes 2 inspections-punchlist and final)	Submit at 2 nd floor Permit Counter
Grading Permits Residential Subdivisions Infrastructure Applications (Commercial)	\$1,395.00 + \$115.00 per disturbed acre + \$30.00 per lot \$695.00 + \$65.00 per disturbed acre	Effective as of 01/05/11 We will continue to require the applicant to double the fee amount for Phase I-type permits.
Overlot Grading Plans	\$310.00 per lot	
Performance Bond Fees Extensions Reduction Re-inspection Release*	\$300.00/year extended \$785.00 \$200.00 \$500.00 (includes 2 inspections-punchlist and final)	Submit to Bonds Management at 2 nd floor Land Development Counter. *Please see as-builts section for the as-builts fee at time of bond release.
Plat of Correction (POCO)	\$1,890.00 (Includes 2 reviews) Additional reviews \$315.00	
Preliminary/Record Subdivisions (SBPR) Non-Residential Rural Residential (septic and well) Urban Residential (public sewer and water)	\$3,750.00 + \$350.00 per lot (2 reviews) \$3,750.00 + \$350.00 per lot (2 reviews) \$3,750.00 + \$350.00 per lot (2 reviews) Additional reviews \$1,195.00	Open space parcels should not be included in the fee calculation. However, a conservancy lot should be included in the fee calculation because it is a buildable lot.
Preliminary Soils Report (Soil Map Review/Mapping)	\$1,425.00 for first 30 acres and \$25.00 per acre thereafter	

APPLICATION TYPE	FEE SCHEDULE	NOTES
Preliminary Subdivision (SBPL) Non-Residential Rural Residential (septic and well) Urban Residential (public sewer and water)	<p>\$4,158.00 + \$120.00 per lot for each of the first 10 lots + \$30.00 per lot for each lot over 10 (Includes 2 reviews)</p> <p>Additional reviews \$1,430.00</p> <p>\$4,905.00 + \$300.00 per lot for each of the first 10 lots + \$250.00 per lot for the next 30 lots and \$60.00 per lot thereafter (Includes 2 reviews)</p> <p>Additional reviews \$1,650.00</p> <p>\$7,630.00 + \$300.00 per lot for each of the first 10 lots + \$250.00 per lot for the next 30 lots + \$60.00 per lot thereafter (Includes 2 reviews)</p> <p>Additional reviews \$1,890.00</p>	<p>Open space parcels <u>should not</u> be included in the fee calculation. However, a conservancy lot <u>should</u> be included in the fee calculation because it is a buildable lot.</p>
Record Subdivision (SBRD) Non-Residential Rural Residential (septic and well) Urban Residential (public sewer and water)	<p>\$2,395.00 + \$180 per lot for each of the first 10 lots + 20.00 per lot for each lot over 10 (Includes 2 reviews)</p> <p>Additional reviews \$750.00</p> <p>\$2,545.00 + \$110.00 per lot for each of the first 20 lots + \$30.00 for each lot over 20 (Includes 2 reviews)</p> <p>Additional reviews \$1,080.00</p> <p>\$3,740.00 + \$130.00 per lot for each of the first 20 lots + \$50.00 per lot for each lot over 20 (Includes 2 reviews)</p> <p>Additional reviews \$1,540.00</p>	<p>Open space parcels <u>should not</u> be included in the fee calculation. However, a conservancy lot <u>should</u> be included in the fee calculation because it is a buildable lot.</p>
Rezoning (ZMAP) Residential Non-Residential Rezoning to Planned Development – Rural Village (PDRV) Zoning District Additional submission, fourth and each subsequent	<p>\$35,605.00 for the first 200 acres + \$180.00 per acre for each acre over 200</p> <p>\$27,720.00 for the first 200 acres + \$140.00 per acre for each acre over 200</p> <p>\$35,605.00 for the first 200 acres + \$180.00 per acre for each acre over 200 contained in the village center (total acreage minus the acreage contained in conservancy lots)</p> <p>\$1,560.00</p>	<p>Calculated to the nearest one-hundredth acre (e.g., 100.15).</p> <p>See “Rezoning Submissions: Classification of Zoning Districts for Fee Purposes” for guidance on whether an application is residential or non-residential.</p>

APPLICATION TYPE	FEE SCHEDULE	NOTES
Rezoning (ZRTD) Conversion within Rt. 28 tax district, when no other application is included with the rezoning	\$2,380.00	
Rural Site Plan (REST)	\$2,300.00	
Sign Permits	Temporary or Residential \$10.00 Commercial \$235.00	
Site Plans (STPL), over 1 acre 1 st submission 2 nd submission Additional submissions Site Plans (STPL), 1 acre or less 1 st submission 2 nd submission Additional submissions	 \$7,605.00 + \$150.00 per acre fee included above \$3,225.00 per submission thereafter. \$4,800.00 + \$95.00 per acre fee included above \$900.00 per submission thereafter	 Calculated to the nearest one-hundredth of an acre (e.g., 100.15 acres). Use <i>disturbed</i> acreage to calculate fee, but include total acreage <u>and</u> disturbed acreage on the application form.
Site Plan Amendment (SPAM)	\$3,405.00	
Special Exceptions for Error in Location (SPEL)	\$460.00	
Special Exceptions (SPEX) Approval of use with land disturbance exceeding 10,000 SF or including sensitive environmental areas Approval of use with no land disturbance Approval of use with land disturbance 1 – 10,000 SF, no sensitive environmental areas Zoning Ordinance modifications specified to be processed as Special Exceptions other than modifications under 6-1504 and 6-1511 Additional submissions, third and each subsequent	 \$15,750.00 \$5,955.00 \$6,570.00 \$10,805.00 \$2,560.00	 For the purpose of this fee schedule, a site is considered to include a sensitive environmental area if any of the following features fall anywhere on the parcel(s) as shown in the County's on-line geographic database WEBLOGIS: floodplain, mountainside, steep slopes, and wetlands model. See ZMOD or ZCPA for modifications pursuant to 6-1504 and 6-1511

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APPLICATION TYPE	FEE SCHEDULE	NOTES
Special Exceptions, Sign Development Plan (SIDP)	\$5,120.00	
Special Exceptions, Minor (SPMI) Approval of use	\$8,215.00	
Modification of additional use regulations in Section 5-600, minor revisions to approved Sign Development Plan in Section 5-1200, and setbacks from roads in Section 5-900	\$1,870.00	
Subdivision Base Density (SBBD)	\$2735.00 (Includes 2 reviews) Additional reviews \$440.00	
Subdivision Extension	\$230.00	Applicable to Preliminary Subdivisions only
Subdivision Exception (SBEX)	\$1,490.00	
Subdivision Waiver (SBWV)	\$2415.00 (Includes 2 reviews) Additional reviews \$430.00	
Zoning Concept Plan Amendment or Proffer Amendment (ZCPA) Residential	\$26,230.00	Fee (residential vs. nonresidential) based on the proposed use. The residential fee would apply to any ZCPA that proposes a change to a residential component.
Non-Residential	\$20,575.00	
Residential deck into proffered yard or buffer	\$350.00	
Pursuant to 6-1511 (B)(1)(2) or (3)	\$10,805.00	
Zoning Ordinance Modification (ZMOD) Residential	\$13,315.00	Pursuant to 6-1504 or 6-1511(B)(4): Fee (residential vs. non-residential) based on the proposed modification. The residential fee would apply to any ZMOD that proposes a change to a residential component.
Non-Residential	\$12,610.00	
Zoning Inspections	\$80.00	
Zoning Permits	Residential \$165.00 Commercial \$210.00	
Zoning Proffer Determinations	\$690.00	
Zoning Verifications	\$485.00	
Zoning Variance (VARI)	\$805.00	
Zoning Vesting Determinations	\$1,035.00	